

EQUUS AGR-PUD PHASE ONE

A PLAT OF A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 45 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF ALL OF TRACTS 63, 92, 94 AND 95 AND 122 THROUGH 125, BLOCK 45, ALL OF TRACTS 2 THROUGH 4 AND 26 THROUGH 29, BLOCK 51, A PORTION OF TRACTS 62, 93, 120 AND 121, BLOCK 45, A PORTION OF TRACTS 1, 5, 6, 25 AND 30, BLOCK 51 AND A PORTION OF THE ROAD, DYKE AND DITCH RESERVATIONS, (HEREINAFTER REFERRED TO AS RIGHT-OF-WAY) LYING IN AND BORDERING BLOCKS 45 AND 51, ALL OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

THIS INSTRUMENT WAS PREPARED BY :
FREDERICK M. LEHMAN IN THE OFFICES OF
JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3333 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33431
PHONE NUMBER : (561) 395-3333
FAX NUMBER : (561) 395-3315
LICENSED BUSINESS NO. : LB-50

NOTES :

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.00°39'00"E. ALONG THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD.

NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

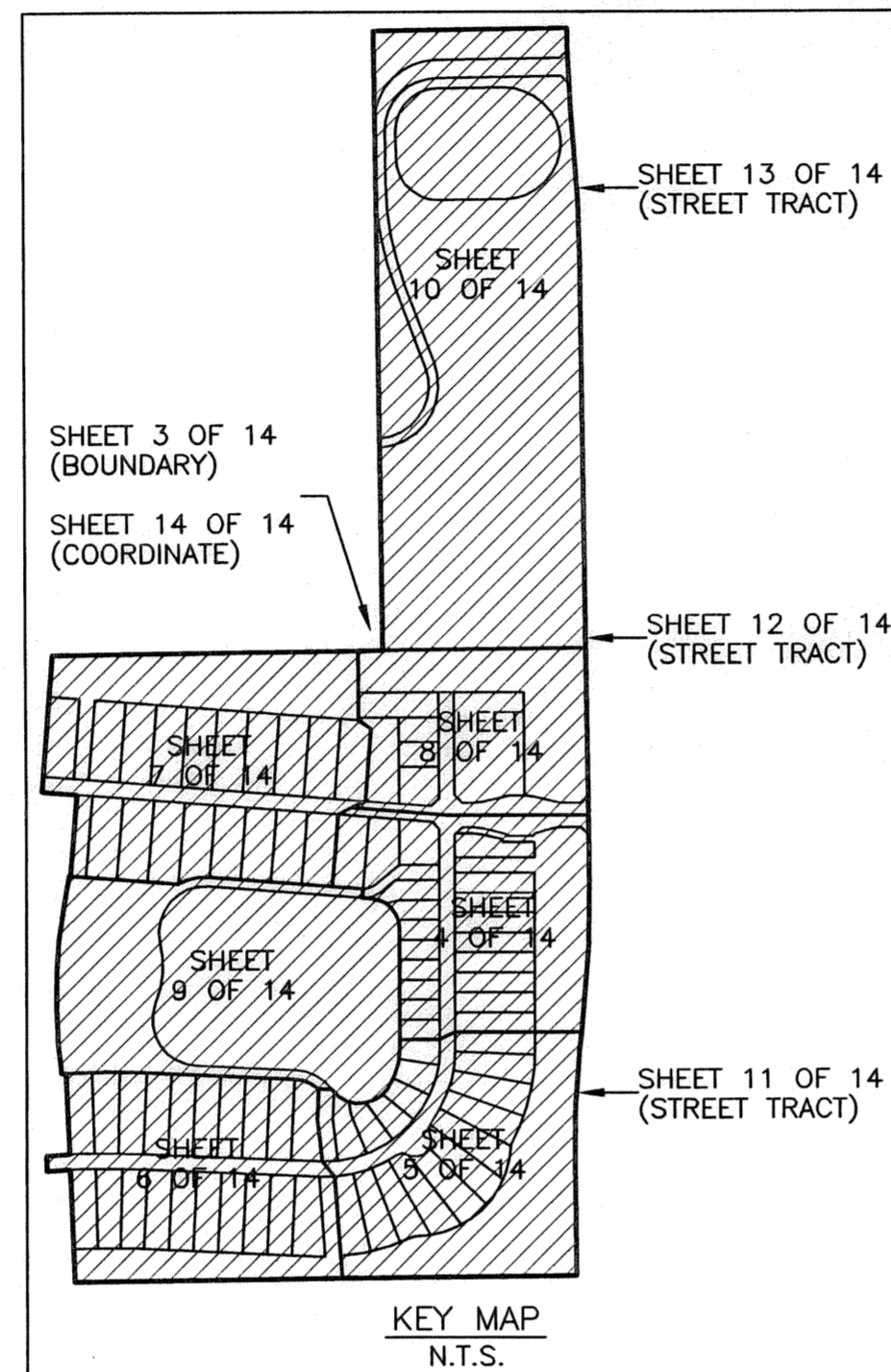
BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CURRENT COUNTY ZONING REQUIREMENTS.

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.

LEGEND :

- C CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA OR CENTRAL ANGLE
- T TANGENT
- CH CHORD BEARING
- TB TANGENT BEARING
- N NORTH
- S SOUTH
- W WEST
- E EAST
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- LME LAKE MAINTENANCE EASEMENT
- LMAE LAKE MAINTENANCE ACCESS EASEMENT
- LBE LANDSCAPE BUFFER EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- LAE LIMITED ACCESS EASEMENT
- ROE ROOF OVERHANG EASEMENT
- TRCE TEMPORARY ROADWAY CONSTRUCTION EASEMENT
- P.B. OFFICIAL RECORDS BOOK
- O.R.B. PAGE
- PC. POINT OF COMMENCING
- POC POINT OF BEGINNING
- POB NON-RADIAL LINE
- * NON-RADIAL LINE



SHEET 3 OF 14

JANUARY 2002

TRACT H-3
SEE SHEETS
11, 12 AND 13
OF 14 FOR
TRACT DETAILS

S00°36'35"E
52.58'

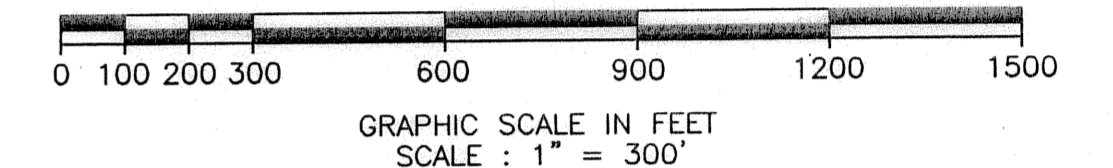
PALM BEACH FARMS COMPANY PLAT NO. 3
PLAT BOOK 2, PAGES 45 THROUGH 54

L.W.D.D.
LATERAL
NO. 21

MELROSE PARK SECTION I
PLAT BOOK 41, PAGES 22 - 26

N89°21'19"E
629.92'

TRACT 39
BLOCK 46



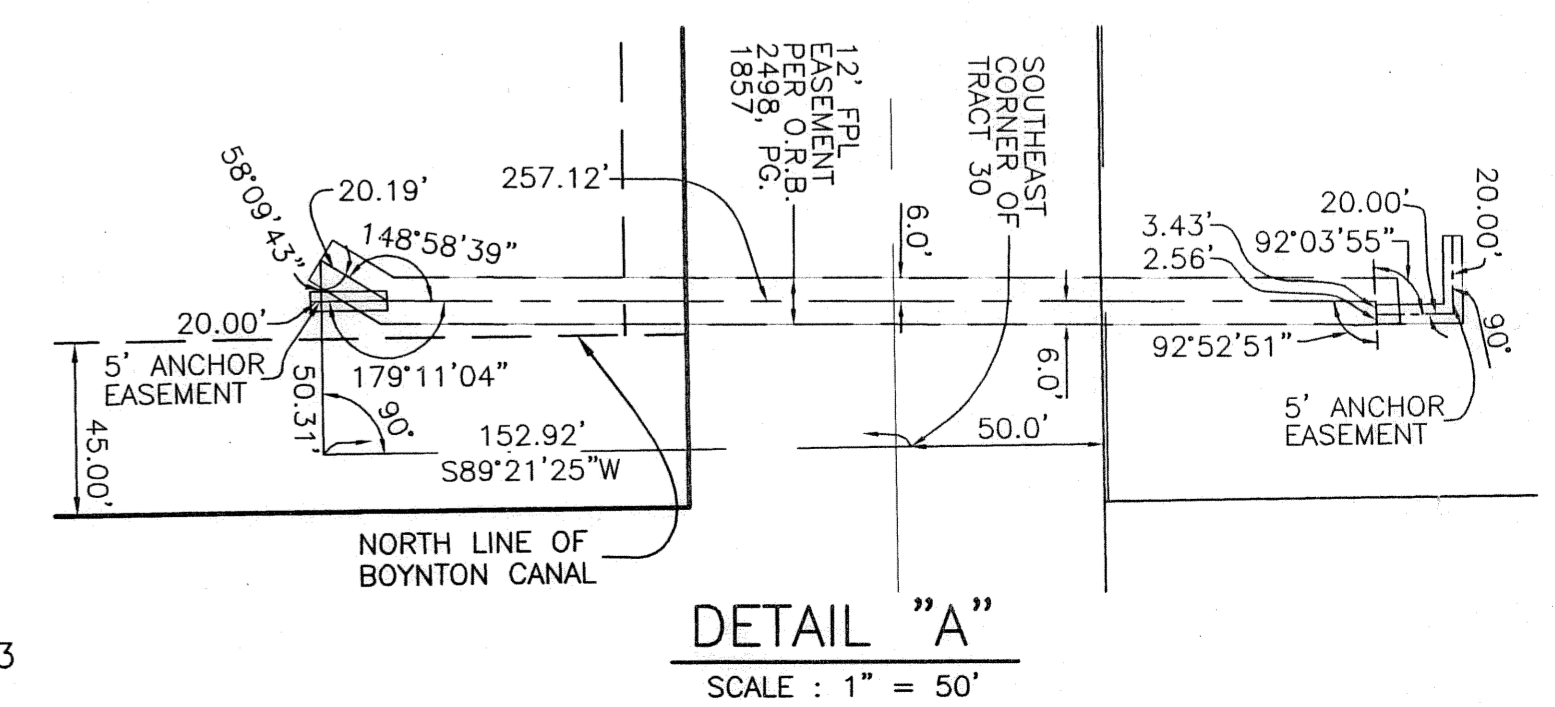
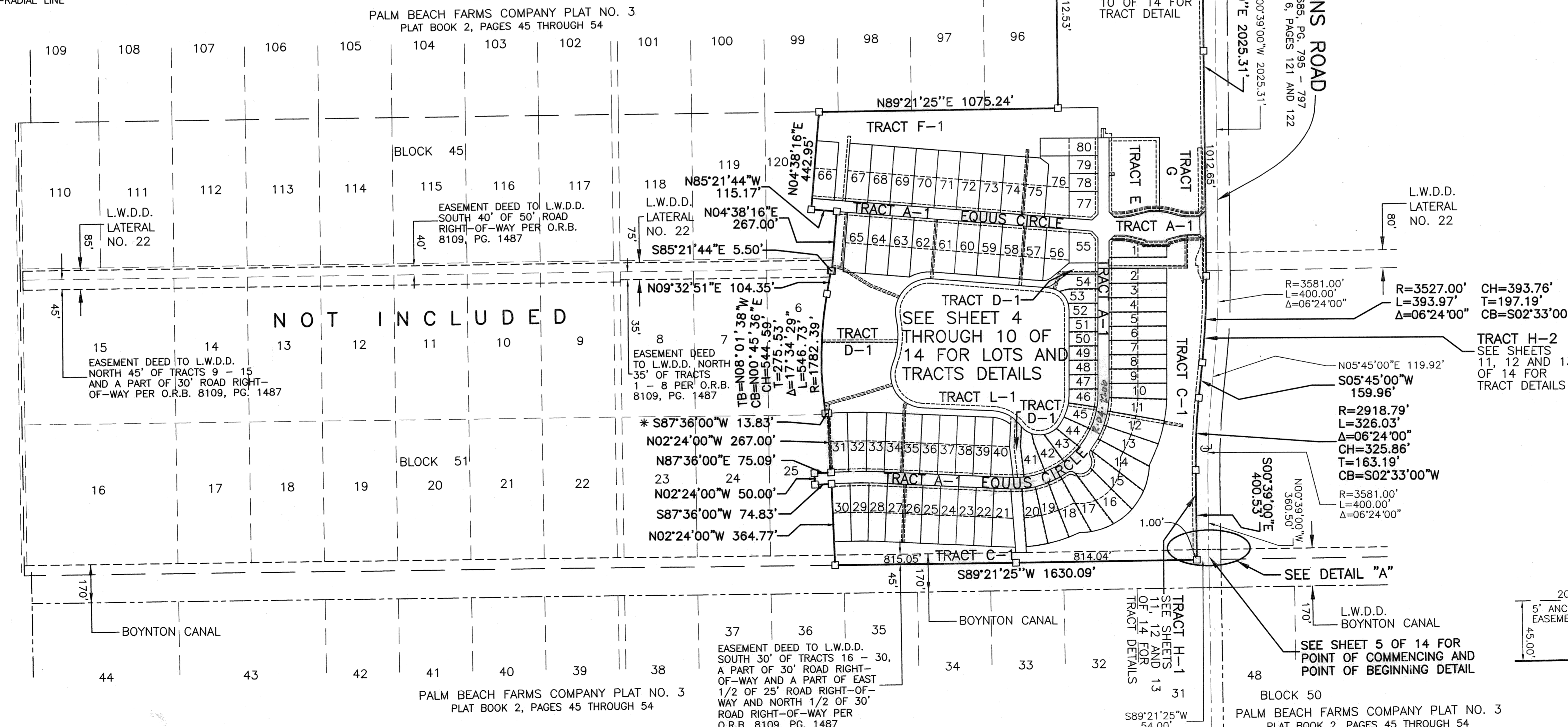
LOT AREA TABLE

LOT NUMBER	SQUARE FEET
1	16,680
2	16,900
3	16,900
4	16,900
5	16,900
6	16,900
7	16,900
8	16,900
9	16,900
10	17,880
11	20,861
12	22,720
13	22,735
14	23,646
15	21,955
16	22,881
17	24,296
18	21,443
19	20,916
20	20,916
21	24,080
22	20,800
23	20,800
24	20,800
25	20,800
26	20,800
27	20,800
28	20,799
29	20,797
30	20,799
31	21,829
32	22,492
33	22,304
34	21,493
35	21,493
36	21,360
37	21,360
38	21,360
39	21,360
40	22,085
41	14,386
42	12,331
43	10,740
44	10,230
45	11,149

LOT AREA TABLE

LOT NUMBER	SQUARE FEET
46	9,553
47	8,450
48	8,450
49	8,450
50	8,450
51	8,450
52	8,495
53	9,784
54	12,426
55	18,461
56	21,598
57	23,700
58	23,700
59	23,700
60	23,700
61	23,700
62	24,659
63	26,700
64	26,700
65	26,700
66	26,000
67	26,000
68	26,000
69	26,000
70	26,000
71	26,000
72	26,000
73	26,000
74	26,000
75	25,495
76	28,527
77	15,990
78	10,400
79	10,400
80	20,800
TRACT A-1	248,673
TRACT C-1	453,424
TRACT D-1	281,194
TRACT E	78,599
TRACT F-1	228,050
TRACT G	1,059,948
TRACT H-1	432
TRACT H-2	3,088
TRACT H-3	29
TRACT H-4	77,433
TRACT J	150,428
TRACT K	173,515
TRACT L-1	463,102

U.S. HIGHWAY NO. 441 (STATE ROAD NO. 7)



DETAIL "A"

SCALE: 1" = 50'

REVISIONS:
 OCTOBER 31, 2002
 SEPTEMBER 27, 2002
 JULY 16, 2002
 JUNE 18, 2002
 JUNE 10, 2002
 MAY 31, 2002
 FEBRUARY 26, 2002
 JOB NUMBER : JG-100-8500
 FILE NAME : \\JAG\CADD\68500\RECORD PLAT.DWG

SUBDIVISION EQUUS AGR-PHASE ONE
 BOOK 97
 FLOOD ZONE B
 QUAD # 41.50
 SE
 TAZ 102B
 PUD NAME